

**Town of Superior  
Planning and Zoning Commission Meeting  
Thursday, JUNE 16, 6:00 P.M.  
MINUTES**

**CALL TO ORDER**

Chairman Matt Mashaw called meeting to order at 6:00 PM.

**PLEDGE OF ALLEGIANCE**

Mr. Mashaw led Committee and audience in the Pledge of Allegiance.

**INVOCATION**

Committee member Bruce Armitage gave the Invocation.

**ROLL CALL**

Chairman	Matt Mashaw
Vice Chairman	Joy Eveland
Committee member	Bruce Armitage
Committee member	Sandra Doyle
Committee member	Sherry Figdore
Committee member	Gina Lopez

**STAFF ATTENDANCE**

Town Manager	Todd Pryor
Derrall Delbridge	Wildan Engineering/Inspector
Town Staff	Nora Miramon

**Public Attendance**

Jim Schenk	Linda Stewart
Steve Holmquist	Pam Peck
Josh Dezeeuw	Hank Gutierrez
David Ross	
Debra Massey	

**CONSENT AGENDA**

Chairman Mashaw asked if there were any questions or changes the Committee wanted to make if not he asked for a motion.

***Motion to approve the consent agenda by Vice Chairman Eveland, second by Committee member Armitage, motion carries.***

**NEW BUSINESS**

1. Zone change No. 2016-03; a request to amend Atricle 17, Sections 17.4.B (Window, Singage), Section 17.4.B.3 (Freestanding Singage and 17.4.b.6 (Total Singage).

Open meeting, Representative from Circle K explained what they were requesting and why. Pam Rabago was allowed to read a letter from Tiffany Rowle, a concerned citizen that lives adjacent to the new Circle K. She objects to the request from Circle K and says it will be an eye soar and the lighting from the new and taller sign would disturb her and her family.

Hank Gutierrez also spoke and requested Circle K go to the type of signage that sits on ground level and is lit. He has seen these all over in the new Circle K's and that would be more appealing to the residents in the area and the community.

Mr. Armitage also stated that it is not necessary to have a 20' sign that lights up in order for the Circle K to be seen by travelers. It is easily seen when one is headed into Superior from Globe/ Miami coming down the hill. He is against the taller lit up sign.

Mr. Holmquist stated he had some visitors and they made a comment, you can see the stars here at night, he hopes we continue to see the stars here at night.

Sandra Doyle stated she did not see the harm and understands that the lighting will not be outgoing and bright. It is a muted lighting and doesn't see the harm to the community.

After several minutes of discussion, Chairman Mashaw closed meeting, 6:30 pm.

2. **Resolution No, 16-04 adopting Zone Change No. 2016-03; a request to amend Article 17, Sections 17.4.B (Window Signage), Section 17.4.B.3 (Freestanding Signage) and 17.4.b.6 (Total Signage)** Chairman Mashaw called for a motion,

***Motion to not approve the Resolution No. 16-04 adopting Zone Change No. 2016-3 ; requesting to amend Article 17, Sections 17.4.B ( Windows Signage), Section 17.4.B.3 (Freestanding Signage) . 5 yes votes to not approve, 1 no vote against not approving Resolution No. 16-4***

***Armitage- yes                      Doyle - no***

***Eveland - yes***

***Figdore - yes***

***Lopez – yes***

***Mashaw – yes***

3. **Design review 2016-02 for the architectural elements for the Restaurant and Bar, 112 Main Street.** Mr. Ross, architect for this project, Parcels 106-123-610/106-123-62B. Los Cedros Superior LLC is the owner of parcels No. 106-123-610 & 106-123-62B. They are designing a very interesting and attractive project for both properties together, directly across Main Street from the Hotel. These are contiguous properties located on the south side of Main Street. Totaling 10,000s.f. Their proposal is to remodel and upgrade the existing building providing for a western steakhouse and bar. The goal is to provide for indoor/outdoor bar, outdoor dining patio, and activities including live music. These amenities will help support the restaurant and bar opening up directly to the outdoor activity area. The owner is excited to bring this new business project to the Town of Superior. The Restaurant /Bar will have an indoor outdoor bar and dining patio, along with live entertainment.

The project will compliment both the existing Magma Hotel and other Surrounding businesses. It will help restore the downtown historic area, bringing in visitors for food shopping and entertainment. This project will help draw visitors from in and out of stat to enjoy the Downtown Superior experience.

It is our understanding that the TC Zoning District guidelines currently require no onsite parking. It is our understanding that a restaurant with outdoor seating and bar are permitted uses under the current TC Zoning guidelines.

Mr. Ross had some handouts regarding the color scheme of the building and design. After several minutes of discussion, a motion was made.

***Motion to approve design review 2016-02 for the architectural elements for the Restaurant/Bar, and the open sitting area at 112 Main Street which includes parcel numbers 106-123-610/106-123-62B made by Committee member Armitage, second by Vice Chairman Eveland, motion carries.***

#### **CALL TO THE PUBLIC**

Jim Schenrk he the owner of Magma Dorada LLC, former known as the old Superior Sun Building. He has requested a permit to put up an awning and little did he know this would be such a big undertaking. He States that they are getting to the point where the cost of permits and legal cost is going to be why Higher than awning. This is getting to the absurd. We need zoning, we need regulations. He would like to make this building part of this community. Once the permit cost more than the work someone needs to look at it. Things need to get done and the process needs to be looked at.

Steve Holmquist, Jim told me about what he has been going thru just to get this awning up. We need to make sure we encourage people to come into our town and buy our empty building so that this improves our town.

Todd Pryor, we will be bringing to council a proposal to streamline our zoning code and current process. There will be some changes. It will streamline our permit process.

#### **ADJOURNMENT**

Motion to adjourn meeting made by Vice Chairmen Joy Eveland, second by Committee member Sandra Doyle, motion carries, meeting adjourned at 7:00pm.

  
Chairman, Matt Mashaw

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Wildan Engineering Consultant, Darrel Delbridge

  
Town Manager, Todd Pryor